

128.A

0002

0012.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
593,100 / 593,100  
593,100 / 593,100  
593,100 / 593,100
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
43		MENOTOMY RD, ARLINGTON

**OWNERSHIP**

Owner 1:	KRIKORIAN MARKRETE	Unit #:	43
Owner 2:			
Owner 3:			
Street 1:	43 MENOTOMY RD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

**PREVIOUS OWNER**

Owner 1:	DECILIO CHRISTOPHER -
Owner 2:	-
Street 1:	43 MENOTOMY RD #1
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily N/A Exterior and 1587 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7196																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	593,100			593,100		
							220405
							GIS Ref
							GIS Ref
							Insp Date
							09/05/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	593,100	0	.	.	593,100	593,100	Year end	12/23/2021
2021	102	FV	575,500	0	.	.	575,500	575,500	Year End Roll	12/10/2020
2020	102	FV	566,800	0	.	.	566,800	566,800	Year End Roll	12/18/2019
2019	102	FV	511,200	0	.	.	511,200	511,200	Year End Roll	1/3/2019
2018	102	FV	451,900	0	.	.	451,900	451,900	Year End Roll	12/20/2017
2017	102	FV	411,800	0	.	.	411,800	411,800	Year End Roll	1/3/2017
2016	102	FV	411,800	0	.	.	411,800	411,800	Year End	1/4/2016
2015	102	FV	380,400	0	.	.	380,400	380,400	Year End Roll	12/11/2014

**SALES INFORMATION**

TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DECILIO CHRISTO	162-185	1	8/27/2021		650,000	No	No		
WALLACE CHERYL	108-63		6/30/2009		360,000	No	No		
SAENZ ABDIAS	U69-185		10/20/2000		309,900	No	No	4	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2013	1829	Redo Kit	15,000	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
9/5/2018	Measured	DGM	D Mann
2/6/2014	Info Fm Prmt	EMK	Ellen K
9/30/2009	MLS	MM	Mary M
5/18/2001	External Ins	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

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